WARRANTY DEED

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonehorse Real Estate Holdings, LLC	Stonehorse Real Estate Holdings, LLC	053060A01700CO
(NAME)	(NAME)	
157 Powers Road	157 Powers Road	
(ADDRESS)	(ADDRESS)	
Oakdale, TN 37829	Oakdale, TN 37829	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141321

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, BRENDA S. FERRELL, UNMARRIED AND CINDY L. CLOWERS, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **STONEHORSE REAL ESTATE HOLDINGS, LLC**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 17 on the Plan of Phase Three, Waterford Subdivision, of record in Plat Book 7900, page 707, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Brenda S. Ferrell and Cindy L. Clowers by Warranty Deed from J&M Homebuilders, Inc., dated December 8, 1994 of record in Book 9543, Page 71, Register's Office for Davidson County, Tennessee. The said Brenda S. Ferrell and Cindy L. Clowers executed a Quitclaim Deed to Brenda S. Ferrell and Cindy L. Clowers, joint tenants with right of survivorship dated February 20, 2014 and filed of record in Instrument 20140221-0015138, Register's Office for said County.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 7463, page 294, Book 8694, page 216, Book 8699, page 462, Book 9112, page 958, Book 9112, page 960, Book 9112, page 962 and Book 9309, page 847 and the By-Laws appended thereto, of record in Book 8715, Page 583, as amended in Instrument 20090309-0020515, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 1959 Waterford Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140064365 DEEDWARR
Recvd: 08/29/14 11:07 2 pgs
Fees:13.00 Taxes:573.50
20140829-0079134

Witness our hands this 28th day of August, 2014.

Brenda S. Ferrell

Cindy L. Clowers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Brenda S. Ferrell and Cindy L. Clowers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2014.

Commission expires: 7/30/17

Notary Public

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY